

# DEVELOPMENT WAIVER/ ALTERNATE COMPLIANCE PACKET



## General Information

A Concept Plan Review Meeting must be held in accordance with the Petition Submittal Deadline as specified on the appropriate submittal calendar based upon the type of Petition being submitted. Please email [hsplanning@hollyspringsnc.us](mailto:hsplanning@hollyspringsnc.us) to schedule a Concept Meeting. For more information, contact the Department of Planning & Zoning at (919) 557-3908.

The full review procedures for all development processes can be found in the *Town of Holly Springs Development Procedures Manual*.

### FOR MORE INFORMATION:

Current Fee Schedule:

<http://www.hollyspringsnc.us/planning>

Review Process: Town of Holly Springs Development Procedures Manual (DPM) Section 6.06

Review Calendar: See Town of Holly Springs Development Procedures Manual (DPM) Appendix I

The DPM is available for purchase in the Department of Planning & Zoning or on-line at:

<http://www.hollyspringsnc.us/planning>

## Submittal Requirements

**All information required as part of your petition must be provided in both hardcopy original and in PDF format to the FTP website. (i.e. transmittal, applications, maps, special studies, etc.) with each review. Please submit PDF as 1 file containing the complete submittal and name the file with the project name and date.** Link to FTP website: <http://www.hollyspringsnc.us/PlanningFTP>

The following items must be submitted with the Petition to be deemed a complete submittal:

- Petition Form
- Processing Fees (make check payable to: Town of Holly Springs)
- Completed Findings of Fact for the specific Waiver/Alternate Compliance Requested
- Initial submittal is to include; (6) 24" x 36"; (2) 11" x 17"; and (1) PDF version. Please fold all plans to 9" X 12" max.

*Note: A separate Petition, Fees, and Findings Sheet is required for each Waiver/Alternate Compliance Requested. Additional plans are not required if submitted in conjunction with a Development Plan Petition.*

## Types of Waivers/Alternate Compliance:

- UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15**  
Waivers of UDO Section 2.06 or 2.07 may only be submitted and considered in connection with the approval of a Development Plan for Architectural and Site Design Review.
- UDO Section 2.09- Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts**  
Waivers of UDO Section 2.09 may only be submitted and considered in connection with the approval of a Development Plan which incorporates Development Options.
- UDO Section 2.10- Waiver of Development Requirements for Infill Development Options in the R-8 District**  
Waivers of UDO Section 2.10 may only be submitted and considered in connection with the approval of a Development Plan which incorporates Infill Development Options.

- UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV**  
 Waivers of UDO Section 3.03 may only be submitted and considered in connection with either a petition for zoning map change or as part of a Development Plan for Architectural and Site Design Review.
- UDO Section 3.03- Waiver of Development Standards in TV**  
 Waivers of UDO Section 3.03 may only be submitted and considered in connection with either a petition for zoning map change or as part of a Development Plan for Architectural and Site Design Review.
- UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB**  
 Waivers of UDO Section 3.08 may only be submitted and considered in connection with either a petition for zoning map change or as part of a Development Plan for Architectural and Site Design Review.
- UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT**  
 Waivers of UDO Section 4.05 may only be submitted and considered in connection with either a petition for zoning map change or as part of a Development Plan for Architectural and Site Design Review.
- UDO Section 7.01- Alternate Landscape Plan Approval**
- Alternate Compliance with UDO Section 7.01 may only be submitted and considered in connection with either a Development Plan for Architectural and Site Design Review, as part of a Development Plan for Development Options, or as part of a Master Plan or Preliminary Plan for a subdivision. **UDO Section 7.01- Waiver of Required Tree Preservation Requirements**  
 Waivers of UDO Section 7.01. J may only be submitted and considered in connection with a petition for a Development Plan for Architectural and Site Design Review, as part of a Development Plan for Development Options, as part of a Master Plan or Preliminary Plan for a subdivision.
- UDO Section 7.03- Waiver of Sign Regulations**  
 Waivers of UDO Section 7.03 may only be submitted and considered in connection with either a petition for zoning map change, as part of a Development Plan for Architectural and Site Design Review, as part of a Development Plan for Development Options, or as part of a Master Plan or Preliminary Plan for a subdivision.
- UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces**  
 Requests for a Reduction in Off-Street Parking of UDO Section 7.04 may only be submitted and considered in connection with a Development Plan for Architectural and Site Design Review.
- UDO Section 7.04- Waiver of Off-Street Parking Regulations**  
 Waivers of UDO Section 7.04 may only be submitted and considered in connection with either a petition for zoning map change, as part of a Development Plan for Architectural and Site Design Review, or as part of a Master Plan or Preliminary Plan for a subdivision.
- UDO Section 7.05- Waiver of Off-Street Loading Regulations**  
 Waivers of UDO Section 7.05 may only be submitted and considered in connection with either a petition for zoning map change, as part of a Development Plan for Architectural and Site Design Review, or as part of a Master Plan or Preliminary Plan for a subdivision.
- UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design and Public Place Reservation, Street Design and Right-of-Way Reservation, or Utility Design and Reservation**  
 Waivers of UDO Section 7.06, 7.07, or 7.08 (excluding UDO Section 7.06D.4.e – refer to Modifications and Waivers to Riparian Buffer Regulations) may be submitted and considered in connection with the approval of a development petition as set forth in UDO [Section 9.09 – Decision Matrix](#)
- UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements**  
 Waivers of UDO Section 7.09 may only be submitted and considered in connection with either a petition for zoning map change, as part of.

## Development Waiver and Alternate Compliance Packet

**UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures**

Waivers of UDO Section 9.05, B., 12., may be submitted and considered in connection with the approval of a development petition as set forth in UDO Section 9.09 – Decision Matrix.

**DPM Section 1- Waiver of Voluntary Annexation**

Waivers of DPM Section 1 may be submitted and considered in connection with a petition for a Planned Unit Development Master Plan; a Master Plan or Preliminary Plan for a subdivision; a Development Plan for Architectural and Site Design Review; a Final Plat; or a Minor Subdivision.



**Town of Holly Springs**  
128 S. Main Street  
P.O. Box 8  
Holly Springs, NC 27540

Department of Planning & Zoning  
919.557.3908  
[www.hollyspringsnc.us/planning](http://www.hollyspringsnc.us/planning)

Department of Engineering  
919.557.3938  
[www.hollyspringsnc.us/engineering](http://www.hollyspringsnc.us/engineering)

Department of Parks & Recreation  
919.557.3930  
[www.hollyspringsnc.us/parks](http://www.hollyspringsnc.us/parks)

# WAIVER/ALTERNATE COMPLIANCE PETITION



The current Filing Fees can be found on-line in the Town of Holly Springs Fee Schedule: [www.hollyspringsnc.us/planning](http://www.hollyspringsnc.us/planning)

## Waiver/Alternate Compliance Type (check one)

- UDO Section 1.23 – Request for Incentives for the Preservation, Rehabilitation, or Adaptive Reuse of Historic Structures
- UDO Section 2.06 or 2.07- Waiver of Architectural and Site Design Requirements in R-MF-8 & R-MF-15
- UDO Section 2.09– Waiver of Development Requirements for Development Options in the R-30, R-20, R 15, R-10 and R-8 Districts
- UDO Section 2.10– Waiver of Development Requirements for Infill Development Options in the R-8 District
- UDO Section 3.03- Alternate Compliance with Architectural and Site Design Requirements in TV
- UDO Section 3.03- Alternate Compliance with Development Standards in TV
- UDO Section 3.08- Alternate Compliance with Architectural and Site Design Requirements in LB, CB, OR, GB
- UDO Section 4.05- Alternate Compliance with Architectural and Site Design Requirements in BT, RT, IT
- UDO Section 7.01- Alternate Landscape Plan Approval
- UDO Section 7.01- Waiver of Required Tree Preservation Requirements
- UDO Section 7.03- Waiver of Sign Regulations
- UDO Section 7.04- Reduction in the Number of Required Off-Street Parking Spaces
- UDO Section 7.04- Waiver of Off-Street Parking Regulations
- UDO Section 7.05- Waiver of Off-Street Loading Regulations
- UDO Sections 7.06, 7.07, or 7.08- Waiver of Lot Design, Street Design, or Utility Design
- UDO Section 7.09- Waiver of Pedestrian Circulation & Vehicular Area Design Requirements
- UDO Sections 9.05, B.- Waiver of Platting, Project Construction Drawing Approval, Recombination and Vacation Procedures
- DPM Section 1- Waiver of Voluntary Annexation

For DPZ Use only

Project # \_\_\_\_\_

Fees Paid: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Initial  Revised  Final

## Project Information

Identify the project associated with this Waiver/Alternate Compliance request

Associated Project Name: _____	Associated Project Number: _____
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## Waiver/Alternate Compliance Request

Specific Request: (provide additional sheets if necessary)

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## Contact Information

### Waiver/Alternate Compliance Contact

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone # ( \_\_\_\_\_ ) \_\_\_\_\_ E-Mail \_\_\_\_\_

How would you like to receive staff review comments?  E-Mail  US Mail

How would you like to receive Official Action Notices?  E-Mail  US Mail- Certified

## FINDINGS OF FACT



Please print responses in blue or black ink or typewrite.

A project seeking to use incentives shall demonstrate how preservation, rehabilitation, or adaptive reuse of historic structures will be achieved. The determination of the request for incentives shall only be granted only upon making the following findings:

### Findings of Fact

- (1) **The requested incentives will significantly preserve the historic materials, features, and/or spatial relationships that characterize the historic structure;**

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Project # \_\_\_\_\_

Date Received:

Initial  Revised  Final

- (2) **The requested incentives are the appropriate methods to ensure the long-term preservation of the historic structure;**

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- (3) **The preservation, rehabilitation, or adaptive reuse of the historic structure is consistent with the intent of the Comprehensive Plan;**

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- (4) **The preservation, rehabilitation, or adaptive reuse of the historic structure is consistent with the intent and purpose of this UDO.**

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### Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF HOLLY SPRINGS  
UDO SECTION 2.06 OR 2.07: WAIVER OF ARCHITECTURAL AND SITE DESIGN  
REQUIREMENTS IN R-MF-8 & R-MF-1  
**FINDINGS OF FACT**

DPM Appendix #A.06  
Supplement #15  
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

- (1) **The proposed development represents an innovative use of building materials, site design features or landscaping which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Architectural and Site Design Requirements set forth in the R-MF-8/ R-MF-15 District; or**

**The strict application of the terms of the Architectural and Site Design Requirements set forth in the R-MF-8/ R-MF-15 District represents an unusual or unnecessary hardship when applied to the proposed development;**

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- (2) **The proposed development is consistent with and compatible with other development located within the R-MF-8/ R-MF-15 District and the surrounding area;**

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- (3) **The proposed development is consistent with the intent and purpose of this UDO.**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:

Initial  Revised  Final

**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF HOLLY SPRINGS  
UDO SECTION 2.09: WAIVER OF DEVELOPMENT REQUIREMENTS  
RESIDENTIAL DEVELOPMENT OPTIONS  
FINDINGS OF FACT

DPM Appendix #A.04  
Supplement #15  
December 2018



You must respond to all findings; please type or print legibly in blue or black ink.

**Project Information:**

Project Name: \_\_\_\_\_

**Residential Development Option Request:**

Specific Development Option Request:

\_\_\_\_\_

**Findings of Fact:**

A petition for Development Options may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

For DPZ Use only Project # _____ Date Received:  <input type="checkbox"/> Initial <input type="checkbox"/> Revised <input type="checkbox"/> Final
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**(1) The use of area properties will not be adversely affected:**

\_\_\_\_\_  
\_\_\_\_\_

**(2) The proposed development is appropriate to the site and its surroundings:**

\_\_\_\_\_  
\_\_\_\_\_

**(3) The proposed development is consistent with the policy statements of the Comprehensive Plan:**

\_\_\_\_\_  
\_\_\_\_\_

**(4) The proposed development is consistent with the intent and purpose of this UDO:**

\_\_\_\_\_  
\_\_\_\_\_

**(5) The proposed development will enhance or preserve the natural and/or environmental features on the property:**

\_\_\_\_\_  
\_\_\_\_\_

**(6) The proposed development will reduce the amount of tree cutting or mass grading of the property as a result of using Development Options:**

\_\_\_\_\_  
\_\_\_\_\_

**Certificate of Completion**

I certify that all information presented in this application is accurate to the best of my knowledge and belief. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_



TOWN OF HOLLY SPRINGS  
UDO SECTION 2.10: WAIVER OF DEVELOPMENT REQUIREMENTS  
INFILL DEVELOPMENT OPTIONS  
FINDINGS OF FACT

DPM Appendix #A.04  
Supplement #15  
December 2018



You must respond to all findings; please type or print legibly in blue or black ink.

**Project Information:**

Project Name: \_\_\_\_\_

**Infill Development Option Request:**

Specific Development Option Request:

\_\_\_\_\_

**Findings of Fact:**

A petition for Infill Development Options may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or unique conditions that would enable the Board to make a written determination that:

**(1) The use of area properties will not be adversely affected:**

\_\_\_\_\_  
\_\_\_\_\_

**(2) The proposed development is appropriate to the site and its surroundings:**

\_\_\_\_\_  
\_\_\_\_\_

**(3) The proposed development is consistent with the policy statements of the Comprehensive Plan:**

\_\_\_\_\_  
\_\_\_\_\_

**(4) The proposed development is consistent with the intent and purpose of this UDO:**

\_\_\_\_\_  
\_\_\_\_\_

**(5) The proposed development will enhance or preserve the natural and/or environmental features on the property, utilize sustainable building and construction practices, and sustainable water efficiency standards.**

\_\_\_\_\_  
\_\_\_\_\_

**Certificate of Completion**

I certify that all information presented in this application is accurate to the best of my knowledge and belief. I understand that I am requesting approval for development utilizing special provisions of the UDO which require certain architectural conditions to be met and I agree to those conditions. Further, I grant permission for members of the Planning Board, Town Council, and Town Staff to visit the site in question for informational, advertisement, and inspection needs.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Date: \_\_\_\_\_

For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:  
  
 Initial  Revised  Final

TOWN OF HOLLY SPRINGS  
UDO SECTION 3.03: WAIVER OF ARCHITECTURAL AND SITE DESIGN  
REQUIREMENTS IN TV  
**FINDINGS OF FACT**

DPM Appendix #A.06  
Supplement #15  
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

(1) **The proposed development represents the use of (building materials, colors, textures, building architecture, building orientation, signs, landscaping, lighting or pedestrian circulation and vehicular area design) which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

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(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

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(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

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(4) **The proposed development is consistent with the intent and purpose of this UDO.**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:

Initial  Revised  Final

**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

UDO SECTION 3.03: WAIVER OF DEVELOPMENT STANDARDS IN TV  
**FINDINGS OF FACT**



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

(1) **The proposed waiver applies only to residential structures (excludes mixed-use buildings where residential uses are present);**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:

Initial  Revised  Final

(2) **The proposed development is greater than ten (10) acres in size;**

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(3) **The proposed development represents the use of 3.03 b., Development Standards (lot width and frontage, yards and building setbacks, use of yards and bufferyards, building height, gross floor area, parking and loading, signs, outdoor operations, and landscape requirements) which will result in a development pattern which is superior to that achievable under the applicable regulations;**

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(4) **The proposed development will be compatible with and will enhance and not adversely the use or value of area properties;**

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(5) **The proposed use will be consistent with the character of the district, land uses authorized therein, and the Town of Holly Springs Comprehensive Plan.**

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(6) **The requested waiver will be in harmony with the purpose and intent of the UDO and will not be injurious to neighbor or to the general welfare.**

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**(7) The carrying out of the strict letter of the UDO will result in practical difficulties in the development of the property included in the Waiver Petition.**

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**(8) Approval will secure public safety and welfare.**

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**(9) There is a peculiar characteristic of a proposed use which makes the application of certain development standards of the UDO, as requested in the petition for waiver of development standards, unrealistic.**

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**(10) Access drives or driveways are or will be sufficient in size and properly located to: ensure automotive and pedestrian safety and convenience, traffic flow as set forth in Section 7.09 – Pedestrian Circulation and Vehicular Area Design; and, control and access in case of fire or other emergency.**

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**(11) Off-street parking areas, off-street loading areas, trash enclosures, trash pick-up and removal, and other service areas are located so as to be safe, convenient, allow for access in case of emergency, and to minimize economic, glare, odor, and other impacts on adjoining properties and properties in the general neighborhood.**

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**(12) Utilities, schools, fire, police and other necessary public and private facilities and services will be adequate to handle the proposed use.**

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**(13) The location and arrangement of the use on the site, screening, buffering, landscaping, and pedestrian ways harmonize with adjoining properties and the general area and minimize adverse impacts.**

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### Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF HOLLY SPRINGS  
UDO SECTION 3.08 OR 4.05: ALTERNATE COMPLIANCE WITH ARCHITECTURAL  
AND SITE DESIGN REQUIREMENTS IN LB, CB, OR, GB & BT, RT, IT  
**FINDINGS OF FACT**

DPM Appendix #A.06  
Supplement #15  
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

(1) **The proposed development represents the use of (building materials, building massing and façade treatment, building orientation, signs, landscaping, lighting or open space which will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:

Initial  Revised  Final

(2) **The proposed development will be compatible with and will enhance the use or value of area properties;**

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(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

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(4) **The proposed development is consistent with the intent and purpose of this UDO.**

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**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



The Director, upon request by an applicant, shall have the authority to modify the landscape requirements of UDO Section 7.01 pertaining to required yards and approve an alternative landscape plan so long as the alternative plan: (i) maintains the total plant unit value otherwise required; (ii) is appropriate to the site and its surroundings; and, (iii) is consistent with the intent and purpose of this Section 7.01.

The alternative landscape plan approval shall be limited to: (i) a redistribution of plant materials required for perimeter yard landscaping to other locations on the lot; or, (ii) a redistribution of plant materials required for a foundation landscaping area to other locations on the lot; or, (iii) a redistribution of plant materials when located within a required easement.

Provide a written request which details the Alternate Landscape Plan, including the reason for Alternate Landscape Plan request, the required location of the plant unit value, the location to which the plant unit value has been relocated, and the quantity of plant unit value that has been relocated.

In addition to the written request, clearly denote on the landscape plan associated with the Alternate Landscape Plan the required location of the plant unit value, the location to which the plant unit value has been relocated, and the quantity of plant unit value that has been relocated.



Please print responses in blue or black ink or typewrite.

A petition for Alternate Compliance may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

### Findings of Fact

(1) **The proposed development represents an innovative solution for tree preservation, which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Required Tree Protection requirements; or,**

**The strict application of the terms of the Required Tree Protection requirements represents an unusual or unnecessary hardship when applied to the proposed development;**

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(2) **The granting of a waiver will not cause negative impacts on the environment;**

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(3) **The proposed development is consistent with the intent of the Comprehensive Plan; and,**

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(4) **The proposed development is consistent with the intent and purpose of this UDO.**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:  
  
 Initial  Revised  Final

### Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

UDO SECTION 7.03: WAIVER OF SIGN REGULATIONS  
**FINDINGS OF FACT**



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

**(1) The Proposed Signs are Harmonious with the buildings and sites they occupy:**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received:  
  
 Initial  Revised  Final

**(2) The Proposed Signs will not create a hazard to motorists or pedestrians resulting from the sign location, size or configuration:**

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**(3) The Proposed Signs will not increase the total combined sign surface area allowed for the front sign zone, interior sign zone and building signs on the lot, out lot, integrated center, business park, industrial park, subdivision or building served by the proposed signs:**

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**(4) The Proposed Signs will result in an overall pattern of signs for the lot, out lot, integrated center, business park, industrial park, subdivision or building which is equivalent or superior to that achievable under the applicable regulations:**

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**(5) The proposed signs will be compatible with and will enhance the use or value of area properties.**

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(6) **The proposed signs are consistent with the intent of the *Comprehensive Plan*:**

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(7) **The proposed signs are consistent with the intent and purpose of this UDO:**

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### Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

TOWN OF HOLLY SPRINGS  
UDO SECTION 7.04: REDUCTION IN THE NUMBER OF REQUIRED OFF-STREET  
PARKING SPACES  
**FINDINGS OF FACT**

DPM Appendix #A.06  
Supplement #15  
December 2018



Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

**Findings of Fact**

(1) **The nature and location of the proposed building or structure, and;**

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(2) **The maximum number of students, employees, guests, customers, or clients who can reasonably be expected to use the proposed building or structure at one time, and;**

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(3) **The quantity of existing public or private parking on the lot or in the integrated center, business park or industrial park that can reasonably be expected to be available when the building or structure is in use, or;**

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(4) **The reduction of required off-street parking spaces will result in preserving existing vegetation on the property, or;**

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(5) **A land banked area for future off-street parking spaces is provided on the lot or within the integrated center, business park or industrial park that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such land banked area shall not be used for any form of development unless an amended alternate parking plan is submitted, and approved, that indicates compliance with the provisions of this sub-Section.**

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For DPZ Use only  
Project # \_\_\_\_\_  
Date Received: \_\_\_\_\_  
  
 Initial  Revised  Final

**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

UDO SECTION 7.04: WAIVER OF OFF-STREET PARKING REGULATIONS  
**FINDINGS OF FACT**



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

For DPZ Use only
Project # _____
Date Received: _____
<input type="checkbox"/> Initial <input type="checkbox"/> Revised <input type="checkbox"/> Final

- (1) **A parking demand study (please attach all documentation) completed by a third party that provides evidence regarding:**
  - a. **Peak usage estimates based on reliable data collected from comparable uses located within the same or similar market areas as the Town of Holly Springs. Comparable uses will be determined based on density, scale, bulk, area, type of activity, and location; and,**
  - b. **Number of employees on the largest shift; and,**
  - c. **Minimum number of spaces needed to meet the parking demand for the specific use.**

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- (2) **The granting of a waiver will not cause negative impacts on the environment or adjacent properties without the necessity of including mitigating elements such as additional screening, pervious pavement, shared parking, rain gardens, or that such elements are provided under the plan to the extent necessary to lessen the effects of any negative impacts:**

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- (3) **The proposed development is consistent with the intent of the *Comprehensive Plan*:**

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- (4) **The proposed development is consistent with the intent and purpose of this UDO:**

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**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

UDO SECTION 7.05: WAIVER OF OFF-STREET LOADING REGULATIONS  
**FINDINGS OF FACT**



Please print responses in blue or black ink or typewrite.

A petition for a reduction may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the director to make a written determination that:

**Findings of Fact**

(1) **The nature and location of the proposed building or structure, and;**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Project # \_\_\_\_\_  
Date Received:  
  
 Initial  Revised  Final

(2) **The maximum size and number of delivery vehicles and the approximate time of day and number of occurrences per week that delivery vehicles can reasonably be expected to serve the proposed *building or structure* at one time, and;**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(3) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property, and;**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(4) **The waiver will not contravene the provisions of this UDO or the *Comprehensive Plan*, and;**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(5) **An area for future *off-street loading area* is provided on the *lot* or within the *integrated center, business park or industrial park* that is of sufficient size and layout to effect compliance with the basic minimum requirements of this UDO is indicated on the approved plans. Such area shall not be used for any form of development unless an amended *development plan* is submitted and approved, that indicates compliance with the provisions of this sub-Section.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

### Findings of Fact

(1) **The granting of the waiver will not be detrimental to public safety, health or welfare or injurious to other property:**

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(2) **Conditions upon the request for a waiver are unique to the property for which a waiver is sought and are not applicable generally to other property:**

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(3) **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is not carried out:**

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(4) **The waiver will not contravene the provisions of this UDO or the Comprehensive Plan:**

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(5) **Where the waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the proposed development in writing and the subdivider has submitted a copy of such approval:**

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### Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



TOWN OF HOLLY SPRINGS  
UDO SECTION 7.09: WAIVER OF PEDESTRIAN CIRCULATION & VEHICULAR  
AREA DESIGN REQUIREMENTS  
**FINDINGS OF FACT**

DPM Appendix #A.06  
Supplement #15  
December 2018



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

**Findings of Fact**

**(1) The proposed pedestrian circulation and vehicular area design will result in a development pattern which is equivalent to or superior to that achievable under the applicable regulations;**

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Project # \_\_\_\_\_  
Date Received:

Initial  Revised  Final

**(2) The proposed development will be compatible with and will enhance the use or value of area properties;**

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**(3) The proposed development is consistent with the intent of the Comprehensive Plan; and,**

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**(4) The proposed development is consistent with the intent and purpose of this UDO.**

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**Certificate of Completion**

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# DPM SECTION 1: WAIVER OF VOLUNTARY ANNEXATION CONSIDERATION FACTORS



Please print responses in blue or black ink or typewrite.

A petition for Waiver may only be approved upon the presentation of sufficient evidence. Please include as much detailed information or describe the unique conditions that would enable the decision making body to make a written determination that:

## Consideration Factors

**(1) Parcel is less than 50% contiguous to the Corporate Town Limits;**

Parcel perimeter = \_\_\_\_\_ feet

Portion of parcel contiguous to Town Limits = \_\_\_\_\_ feet

Percent of parcel contiguous to Town Limits = \_\_\_\_\_%

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Project # \_\_\_\_\_

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**(2) Parcel is not within a reasonable distance to connect to municipal water and/or sewer;**

Distance to closest Town water line = \_\_\_\_\_ feet

Distance to closest Town sewer line = \_\_\_\_\_ feet

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**(3) Parcel does not gain access from a Town maintained roadway.**

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## Project Information

Provide a detailed description of the proposed project and why annexation into the Town of Holly Springs Corporate Limits would create an unreasonable hardship or burden in conjunction with the specific Development Petition.

## Certificate of Completion

I certify that all information presented in this petition is accurate to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_